

DELEGATED OFFICER REPORT

Application Ref: H/22/93192

Site Address: SILVER BIRCHES, HOUND ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5FZ

Case Officer: Claire Campbell-Best

Description: Loft conversion, new gable and extension of dormer to front elevation, alterations to fenestration to all elevations and engineering works to rear garden to provide a terraced patio area (amended description)

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge On the edge of the Countryside Nature Conservation – SSSI Impact Zone & HRA Screening Criteria Aviation Safeguarding Nature Conservation – Spear Pond Gully SINC Environment Agency Surface Water Flooding – 1000 and 100 year extent Article 4 Direction – Restricting the use of land by hovercraft Flood Zones 2 and 3 Main River 8m Buffer Public Right of Way 25m Buffer Tree Preservation Order Southern Water Sewer 2m Buffer – Foul		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
Z/16336/000/00	Rooms in roof	Permit – 20/08/1975
Z/16336/001/00	New double garage and living room addition	Permit – 14/07/1976
Z/16336/004/00	Outline: Erection of 4-bedroomed house with double garage	Refuse – 10/02/1989

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>One letter of support from Woodlands, Hound Road:</u> As the closest neighbours to this proposed development, I believe that we are uniquely placed to comment on this development as it will have both the biggest initial and long-term impact on yourselves and our property. We are supportive of the proposed development and do not see any objections as reasonable. We would like you to note the following comments: Positive visual impact of the development - we believe that the impact of the proposal will have a very positive impact on the local landscape and is both complimentary and will enhance the area. The positive elements of the proposed design are: • Designs is in scale and in keeping with the character of the property and area; • Detailing and materials are well matched with the area; and • Takes into consideration the nature of the road and resulting local design. It will not have any negative impact or effects on the local community - due to very limited noise, disturbance on the area. In addition it does not overlook ours or any other neighbours property so does not		

	present a loss of privacy or a nuisance. In summary we are supportive of the proposed development - and believe it will both enhance the area and importantly make a really good family home. No further comments were received following a letter informing neighbours and consultees on an amended description
Hound Parish Council:	No Comments Received
Ecology:	<u>Updated comments on amended description 30/08/22</u> I have no ecology objections to the amended description. If any amphibians or reptiles are found during the excavations for the terrace, they should not be handled but be allowed to move away from the site on their own. <u>Comments received 15/08/22 following receipt of Ecological Assessment</u> I have reviewed the Ecological Impact Assessment Report by SoEcology (May 2022). No bats were recorded emerging or re-entering the property on the two dusk emergence surveys (acceptable as the surveyors were also using Night Vision Aid infra-red video cameras). The recommendations in the report are sound and should be implemented. This includes external lighting mitigation, and installation of bat boxes on one of the mature trees on site as compensation for the loss of potential bat roost features. The recommended biodiversity enhancements (additional bat and bird boxes and planting for pollinators) are also appropriate. Swift nest boxes can be considered, as they can be used by a variety of bird species and could be mounted onto the house if this is possible. <u>Comments received 12/07/22</u> This site is located near several records of bats and involves extensive work to the roof. A SINC borders the property (St Marys Road Wood SINC), with a stream (Spear Pond Gully) running through it. The proposed plans also mention a retaining wall to form a parking area and a new terrace with steps. There are many trees on the property. A preliminary ecological assessment including an internal inspection of the loft is required. The ecological consultant must also recommend appropriate biodiversity enhancements for this proposal.
Conservation Officer:	<u>Updated comments on amended description 22/08/22</u> A terrace up at this level is so much more usable than one at the existing level, particularly if small children or old people are involved. Still no objection. <u>Comments received 14/07/2022</u> Situated at the junction of Hound Way and Hound Road where it becomes a side road to the rear of the Royal Victoria Country Park. The nearest listed buildings are the Church and Hound Manor some way to the east and Netley Station over to the west. The building is a bungalow probably from the 1970's with first floor box dormers to front and rear and a rather sad looking conservatory

	structure added to the front all in a very generous mature plot on the western corner of the junction. The Proposal. The scheme will extend the accommodation and revitalise the appearance of the building, while improving its thermal qualities to reduce its carbon footprint. The existing box dormers are finished in white weather-boarding which unfortunately make them stand out – not very elegantly at that. This proposal will extend the front one and clad them both in a dark coloured standing seam zinc which will considerably reduce their impact (together with a new gable at the front helping to mask it) and give a far more modern image assisted by both the rejuvenated gable and new one alongside in place of the sad conservatory structure. Conclusion. The change from what are probably concrete tiles to a dark slate material with dark zinc dormers and the other proposed changes will result in a far more elegant home that will take the building forward many years. No objection.
EBC Trees:	<u>Updated comments on amended description 22/08/2022</u> Our comments, sent 14/07/2022 are still valid <u>Comments received 14/07/2022</u> The proposed work should not elevate the risk to the trees within the site. Therefore, we raise no arboricultural objections to the proposals.
Southern Water Services:	<u>Updated comments on amended description 06/09/2022</u> No objection – see guidance notes <u>Comments received 21/07/2022</u> No objection – see guidance notes
Asset Management:	No comments received
Environment Agency:	No comments received

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out on 11/08/2022		

Policy:
National Planning Policy Framework Planning Practice Guidance Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM2, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

Site and Proposal

The application site comprises a detached bungalow located on the junction on Hound Road and Hound Way set back and set down slightly from the highway by a driveway and front garden. The property is set within a generous plot with a substantial rear garden which is on much lower ground than the dwelling itself; with the dwellinghouse being located on sloping ground running east to west. The dwellinghouse features first floor box dormers to the front and rear, a conservatory to the front elevation and an integrated double garage to the north-west side of the building with a gable-ended pitched roof.

The surrounding area is residential in nature and there is no uniform street scene within Hound Road. There is a mixture of detached, semi-detached and terraced properties all differing in age, style and form.

This application seeks approval for a loft conversion, this would include an extension to the existing front dormer, a new front gable following the removal of the existing conservatory and alterations to the fenestration to all elevations. There would also be engineering works to the rear garden to provide a terraced patio area.

Materials

Principle

The development is within the urban edge of Netley where the principle of development is acceptable provided it complies with policies DM1, DM2, DM11 and DM14 of the Development Plan.

A small portion of the rear garden to the north-west falls within the countryside, however as the dwelling itself is not in designated countryside, this application will assess accordingly with the abovementioned policies of the development plan.

Design and Layout

- The design of the loft conversion, front dormer extension, new gable and terraced patio area is suited to the host dwelling in terms of its form, scale and appearance.
- The loft conversion element of the proposal involves the extending of the existing front dormer up to the existing gable to the right of the property. This would provide an additional bedroom to the first floor which would be served by 2no. windows in the existing front gable and a Juliet balcony to the left rear gable.
- The new gable to the front elevation would replace the existing conservatory but continue to use the established footprint, maintaining the width and depth. The gable would include a new main entrance, utility door and one large and small windows at ground level and gable glazing at first floor level.
- The proposed new gable feature would match in scale and height of the existing gable, this design is considered to be modern and would rejuvenate the existing host dwelling's principle elevation, which currently has a tired appearance.
- Internally, the host dwelling would be reconfigured on both floors which would improve the flow and usability of the accommodation.
- Externally, aside from the additional windows associated with the loft conversion and proposed gable, there would be further changes to the existing fenestration. To the front elevation; the 2no. existing garage doors would be replaced with a large single grey aluminium door, one window at ground floor level would be infilled and a further window in the existing dormer would be removed. The rear elevation would have 1no. window created in the existing right gable at first floor level, the rear entry door would be replaced with a set of patio doors and a set of bi-folding doors would replace 2no. central windows at ground floor level which would serve an open plan kitchen/dining room.

- The proposals would result in new materials being introduced to the property, the existing front and rear dormer would change from white to grey cement board cladding and the roof would have grey slate tiles. This would result in the dormers blending better with the host dwelling when compared to the existing design. All the gables to the property would have vertical timber cladding, resulting in a modern and more aesthetic appearance which will revitalise the host dwelling. Overall, the new materials are considered to improve the overall look of the host dwelling.
- Additionally, while the proposed front gable, dormer extension and cladding would be visible from the street scene, it is considered the set back of the host dwelling, the mature natural boundary treatment and the colour change to the front dormer to match the roof would help to screen and reduce the visual impact of the proposal development.
- The proposed engineering works to the rear garden would involve raising the rear existing terrace/patio area level by approx. 1m at its highest point to create a new terrace level. The proposed works would raise and square off a terrace that is uneven and an unusable space. There would be a glass balustrade enclosing the terrace and replacement steps and handrail leading down to the garden.
- The proposed terrace, balustrade and steps would create a much user-friendly space and would ensure the safety of the residents occupying the dwelling and is considered acceptable in design terms.
- The development would not be an overdevelopment of the site and would retain sufficient amenity space.

Residential Amenity

- The neighbour most impacted by the proposal would be the adjoining neighbour Woodlands to the south-west of the application site. The additional first floor window to the right rear gable would have a separation distance of approx. 17m between the host dwelling and Woodlands. While a distance of 22m between first floor windows and the nearest neighbour is recommended by the Quality Places SPD, the orientation of Woodlands results in the first floor window of the host dwelling facing a side elevation where there is a ground floor window and rooflight. There is extensive high screening between the shared boundary to screen any overlooking of the proposed window with regards to the ground floor window and into the neighbouring garden.
- The raised terraced level as noted, would be approx. 1m higher than the existing, while it is considered this could result in additional overlooking into the neighbouring garden, the existing boundary treatment would screen the raised terrace and as such, the proposed window and terrace would be no unacceptable impact on the amenity of the neighbouring property in terms of loss of privacy, light or outlook.
- It should also be noted a letter of support for the proposals has been received from Woodlands.

Highways Safety and Parking

- The proposed loft conversion would increase the bedrooms in the host dwelling from 3 to 4 and would require 3no. off-street parking spaces as set out in the Council's Residential Parking Standards SPD.
- The existing garage and driveway on site would be able to accommodate the required 3no. off-street parking spaces required.

Ecology

- Owing to the nature of the proposed development to the roof, Ecology were consulted. The Council's Ecologist requested a preliminary ecological assessment would be required due to the works to the roof, the application site being located

near several records of bats and a SINC bordering the property with a stream running through it.

- An Ecological Impact Assessment Report by SoEcology was received on 10 August 2022 and The Council's Ecologist was consulted upon and was content with the measures set out. As such, it is recommended that this be secured by condition. In addition, biodiversity enhancements are recommended to be included by way of informative.

Other Material Considerations

- There will be no adverse impact upon trees or other natural features worthy of retention. Trees were consulted as part of the application and it was confirmed there are no protected trees close to the proposed development.
- The proposal is in flood zones 2 and 3, the applicant has agreed to develop the raised terrace with a floor level no lower than that of the existing house – signed with an EA proforma.
- There are no likely significant impacts on the SPA.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environment Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

Equalities Implications:

Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:

- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications

Conclusion: This application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐